

RECEIVED

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

DEC 2 1986

NPS Office Use Only

Project Number:

MARYLAND HISTORICAL

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: Chadford Apartments
Address of property: 909 W. University Parkway
City: Baltimore County: - State: MD Zip Code: 21210
Name of historic district: Roland Park

☐ National Register district ☒ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name: Marvin Katz - c/o Fidelity Land Development Corp. Title: Project Manager
Street: 909 W. University Parkway City: Baltimore
State: MD Zip: 21210 Telephone Number (during day): (beeper) (202) 542-6741#

4. Owner:

Name: 909 W. University Parkway Limited Partnership c/o James Hansen, Esq.
Street: 6122 Franconia Road City: Alexandria
State: Virginia Zip: 22310 Telephone Number (during day): 703 971-0569

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature: Martin Gailliot Date: 12/1/86
Social Security Number or Taxpayer Identification Number: [REDACTED]
Martin Gailliot, Managing Partner

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The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office

B-4163

Ford Apartments

HISTORIC PRESERVATION
CERTIFICATION APPLICATION-

NPS Office Use Only

Name

University Parkway, Balto., MD 21210 PART 1

Address

Gailliot, Managing Partner

Name/Social Security or Taxpayer ID Number

Project Number:

Description of physical appearance:

Ford Apartments is a four story, all brick, Neo-Georgian style apartment building with slate, gables, and dormers. A brick belt course at the first floor level, and quoins below the first level, are the distinguishing architectural features of the brick work. Window heads are framed by jack arches on the lower floors, while the third floor windows are spanned by a soldier course, which is continuous around the entire building, occurring just below the cornice. A four man portico with a flat roof frames the main (ground floor) entry.

Interior plan is a double loaded center corridor design. The general construction is timber joists and light timber framed floors. Architectural trim of any significance exists only on the ground floor. Upper floors are undistinguished.

The building was originally constructed with 77 apartment units (see attached documents). A major interior remodeling occurred apparently in the early 1950's, at which time the apartments were consolidated to 44 units. No exterior modifications were undertaken at that time.

Date of Construction: circa 1915 Source of Date: Owner

Date of Alteration(s): c. 1950

Building been moved? ☐ yes ☒ no. If so, when?

Statement of significance:

Ford Apartments is located within the Roland Park Historic District and is of an architectural type typical of numerous apartment row house and single family dwellings in the original Roland Park neighborhood. Although the building is being remodeled in its interior layout no changes are being made on the exterior of the building and as such will retain the neighborhood character and architectural design which exists in numerous other nearby structures. Additionally, the continuation of its use as an apartment building will also help maintain the residential character of the neighborhood.

Photographs and maps.

See Attached.

Photographs and maps to application.

Are sheets attached: ☐ yes ☒ no

NATIONAL PARK SERVICE
STATE REVIEW SHEET
Historic Preservation Certification Application--Part I

B-4163

Property: CHADFORD APARTMENTS, 909 W. UNIVERSITY PKWY., BALTIMORE, MD.

Historic District: ROLAND PARK

12-2-86 date initial application received by State

12-22-86 date additional information

1-17-86 date complete information received by State

requested by State

date of this transmittal to NPS

inspection of property by State staff? no ☒ yes date: 12-17-86

☒ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

☐ There is insufficient documentation to evaluate the property adequately. The application is missing the following items: _____

Reasonable efforts, described below, have been made to obtain this information. Copies of the information requests are enclosed.

This property involves:

- | | |
|--|---|
| <p>1</p> <p><input type="checkbox"/> Extensive loss of historic fabric</p> <p><input type="checkbox"/> Substantial alterations over time</p> <p><input checked="" type="checkbox"/> Preliminary determination of listing</p> <p><input checked="" type="checkbox"/> for district</p> <p><input type="checkbox"/> for individual property</p> | <p><input type="checkbox"/> Obscured or covered elevation(s)</p> <p><input type="checkbox"/> Moved property</p> <p><input type="checkbox"/> State recommendation inconsistent with NR documentation</p> <p><input type="checkbox"/> Recommendation different than the applicant's request</p> |
|--|---|

Complete one section below as appropriate.

- (1) ☒ The property ☒ contributes ☐ does not contribute to the historic significance of this district in:
- ☒ location ☒ design ☒ setting ☒ materials ☒ workmanship ☒ feeling and association
- Property is mentioned in the NR documentation in Section page .

- (2) ☐ For properties less than 50 years old:

☐ the historical merits of the district (the periods and areas of significance) are documented in the National Register nomination form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.

☐ the strong historical or architectural merit of this property as described in the National Register nomination form or district documentation on file justifies its certification as contributing.

☐ there is insufficient justification to consider this property contributing to the district on the basis of its individual architectural or historical merits or the significance of the district does not extend up to and including the latest 50 year period.

Briefly explain how Standard (3) applies to this property's individual merits or its significance in relationship to the significant qualities and characteristics of the district.

- (3) For preliminary determinations:

A. The status of the nomination for the property/historic district:

☐ Nomination has already been submitted to State review board, and if reviewed by the board, nomination will be forwarded to the NPS within a reasonable period of time. (Draft nomination is enclosed.)

☐ Nomination was submitted to the NPS on .

☐ Nomination will be submitted to the State review board within twelve months.

☐ Nomination process likely will be completed within thirty months.

☐ Other; explain:

B. Evaluation of the property:

☐ Property is individually eligible and meets National Register Criteria for Evaluation

☐ Property is located within a potential registered district that meets National Register Criteria for Evaluation

☐ A ☐ B ☐ C ☐ D Exceptions:

- (4) The property is located in a registered district, is outside the period(s) and/or area(s) of significance as documented in the NR nomination and:

☐ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.

☐ does not appear to contribute to the period(s) and/or area(s) of significance of the district.

B-4163

Complete sections below for all properties:

3

Description of district including the period(s) and area(s) of significance as described in the National Register documentation or documentation on file (except for preliminary determination of individual listings). THE ROLAND PARK HISTORIC DISTRICT IS A PLANNED RESIDENTIAL NEIGHBORHOOD IN NORTHWEST BALTIMORE. IT WAS BALTIMORE'S FIRST RESIDENTIAL DEVELOPMENT WHERE DEED RESTRICTIONS GOVERNED THE USE OF THE PROPERTY AND ESTABLISHED COMMON RESPONSIBILITIES FOR THE MAINTENANCE OF THE AREA. THE ARCHITECTURE OF THE DISTRICT TYPIFIES THE ROMANTIC TASTES OF THE TURN OF THE CENTURY WITH MANY EXAMPLES OF THE QUEEN ANNE, ENGLISH TUDOR, GEORGIAN AND SHINGLE STYLES.

Period(s) of significance: LATE 19TH EARLY 20TH Section 7, page 0.

Description of the property documenting current condition. CHADFORD APARTMENTS IS A FOUR STORY, BRICK, NEO-GEORGIAN STYLE APARTMENT BUILDING WITH A SLATE ROOF, GABLES, AND DORMER. A BRICK BELT COURSE AT THE FIRST FLOOR LEVEL, AND COLUMNS BELOW THE FIRST FLOOR LEVEL, ARE THE DISTINGUISHING ARCHITECTURAL FEATURES OF THE BRICKWORK. WINDOW HEADS ARE SPANNED BY JACK ARCHES ON THE LOWER FLOORS, WHILE THE THIRD FLOOR WINDOWS ARE SPANNED BY A SOLDIER COURSE, WHICH IS CONTINUOUS AROUND THE ENTIRE BUILDING, OCCURRING JUST BELOW THE CORNICE. A FOUR COLUMN PORTICO WITH A FLAT ROOF FRAMES THE MAIN GROUND FLOOR ENTRY.

Retains sufficient integrity ☒ Yes ☐ No

Statement of significance of the property

THIS STRUCTURE IS SIGNIFICANT PRIMARILY (CON- BECAUSE ITS EXTERIOR CONTRIBUTES STRONGLY TO THE CHARACTER OF THE ROLAND PARK HISTORIC DISTRICT. IT IS ALSO SIGNIFICANT BECAUSE ITS USE HAS NOT CHANGED SINCE ITS CONSTRUCTION.

State Official Recommendation:

4

This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.

☒ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.

☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposed in accordance with the Tax Treatment Extension Act of 1930.

☐ The property does not contribute to the significance of the above-named district.

☐ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.

☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

☐ The property appears to contribute to the significance of as:

☐ potential historic district which appears to meet the National Register Criteria For Evaluation and will likely be nominated.

☐ registered historic district but is outside the period(s) and area(s) of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.

☐ The property should be denied a preliminary determination that it could qualify as a certified historic structure.

☐ Insufficient documentation has been provided to evaluate the structure.

☐ Detailed NPS review recommended ☐ Precedent setting case ☐ Forwarded without recommendation

Date:

4-9-87

State Official Signature:



B-4163
Chadford Apartments
909 W. University Parkway
Block 3594A Lot 059
Baltimore City
Baltimore County
Baltimore West Quad.

